

CHAPTER 18.26

Lot Line Adjustments and Minor Replats

18.26.010 Administrative review procedure for lot line adjustments.

A. Lot lines and easements may be revised from those shown on the recorded plat, provided that in making such changes:

1. The lot line adjustment shall not create any new lot or other division of land.
2. The lot line adjustment shall not cause any lot or structure on a lot to be out of conformance with any Municipal Code requirement; for example, lot sizes and setbacks.
3. Drainage easements or rights-of-way reserved for drainage shall not be changed, unless supported by complete engineering data acceptable to the Director of Public Works.
4. Street locations and street rights-of-way shall not be changed.
5. The plat shall not be altered in any way which will adversely affect the character of the original plat filed, in the opinion of the Director of Public Works.

B. Submittal requirements. The lot line adjustment drawing shall be submitted to the Department of Public Works on either eighteen (18) inch by twenty-four (24) inch, or by twenty-four (24) inch by thirty-six (36) inch paper and shall contain the following information:

1. Subdivision name, in a format similar to the following: "[subdivision name], replat [A], being a replat of lot [lot number], Block [block number], [prior subdivision name], City of Evans, County of Weld, State of Colorado.";
2. Total area of the lot line adjustment and area of each lot, tract, and outlot;
3. Certification forms in the format of Section 18.26.030 of this Chapter;
4. Dimensions (i.e., length, curve) of all property lines;
5. Existing and proposed easements and their purpose;
6. Lot and block numbers, and tract and outlot letters;
7. Scale (graphic and written), and north arrow;
8. "Amendment History" section outlining previous approval dates of final plats and the changes being proposed; and
9. Other information deemed necessary by the Director of Public Works.

C. Additional submittal requirements. The lot line adjustment drawing shall be submitted with the following:

1. Application form provided by the City staff;

2. Application fee established by the City Council;
3. An Ownership and Encumbrance Report from a title company showing all holders of legal interest in the affected property;
4. The submittal may include letters of comment from any referral agencies, departments, and/or Homeowners' Associations, where appropriate; and
5. Other information deemed necessary by the Director of Public Works.

D. Review and recordation. If the Director of Public Works determines that the proposed lot line adjustment complies with the appropriate requirements of these regulations, two (2) signed original Mylars of the plat shall be submitted to the City staff for recordation with the Weld County Clerk and Recorder. (Ord. 277-04)

18.26.020 Administrative review procedure for minor replats.

A. Intent. The minor replat process is intended to allow for more expeditious approval for the following purposes:

1. Dividing previously platted lots, tracts, and/or outlots into not more than a total of five (5) lots, tracts, or outlots; or
2. Placing lot lines between town houses so that each dwelling unit is on an individual lot.

B. The minor replatting of a recorded plat may be granted if, in the opinion of the Director of Public Works, the proposed replatting meets all of the following criteria:

1. The minor replat shall not cause any lot or structure on a lot to be out of conformance with any Municipal Code requirement; for example, lot sizes and setbacks.
2. Existing easements shall not be reduced in size, unless supported by complete engineering data acceptable to the Director of Public Works.
3. Street locations and street rights-of-way shall not be changed.
4. No perimeter boundary of a recorded subdivision plat shall be affected.
5. The plat shall not be altered in a way which will adversely or substantially affect the character of the previously recorded plat, in the opinion of the Director of Public Works.
6. The minor replat shall not create more than a total of five (5) lots, tracts, and/or outlots.
7. If the submittal is intended to place lot lines between town houses, the following provisions must also be met:
 - a. Each dwelling unit must meet the requirements of the building code as adopted and amended in Title 15 of the Municipal Code.
 - b. Each dwelling unit must have separate utility services, entrances and off-street parking as required by Chapter 19.52 of the Municipal Code.

- c. No dwelling unit is located over another.

C. Submittal requirements. The minor replat drawing shall be submitted to the Department of Public Works on either eighteen (18) inch by twenty-four (24) inch, or by twenty-four (24) inch by thirty-six (36) inch paper and shall contain the following information:

1. Subdivision name, in a format similar to the following: "[subdivision name], replat [A], being a replat of lot [lot number], block [block number], [prior subdivision name], City of Evans, County of Weld, State of Colorado.";
2. Total area of the minor replat and area of each lot, tract, and outlot;
3. Certification forms in the format of Section 18.26.030 of this Chapter;
4. Dimensions (i.e., length, curve) of all property lines;
5. Existing and proposed easements and their purpose;
6. Lot and block numbers, and tract and outlot letters;
7. Scale (graphic and written), and north arrow;
8. "Amendment History" Section outlining previous approval dates of final plats and the changes being proposed; and
9. Other information deemed necessary by the Director of Public Works.

D. Additional submittal requirements. The minor replat drawing shall be submitted with the following:

1. Application form provided by the City staff;
2. Application fee established by the City Council;
3. An Ownership and Encumbrance Report from a title company showing all holders of legal interest in the affected property;
4. The submittal may include letters of comment from any referral agencies, departments, and/or Homeowners' Associations, where appropriate; and
5. Other information deemed necessary by the Director of Public Works.

E. Review and recordation. If the Director of Public Works determines that the proposed minor replat complies with the appropriate requirements of these regulations, two (2) signed original Mylars of the plat shall be submitted to the City staff for recordation with the Weld County Clerk and Recorder. (Ord. 277-04)

18.26.030 Certificates for lot line adjustments and minor replats.

Lot Line Adjustments and Minor Replats shall contain the following certificates:

- A. Owner Certificate:

Know all men by these presents that I/we, _____, being the owner(s), mortgage or lien holder of certain land in Evans, Colorado, described as follows:

Beginning _____, containing _____ acres more or less: have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of _____, and do hereby dedicate to the public all ways and other public rights-of-way and easements for purposes shown hereon.

Executed this _____ day of _____, A.D. _____.

Owner(s), mortgage or lien holder

B. Notarial Certificate:

State of _____)

County of _____) ss

The foregoing was acknowledged before me by _____ this _____ day of _____, A.D. _____.

My commission expires

_____.

Witness My Hand and Seal

Notary Public

C. Surveyor's Certificate:

I, _____, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown herein actually exist and this plat accurately represents said survey.

By: _____

Registered Land Surveyor No. _____

D. Certificate of Approval by the City Clerk:

This plat is hereby approved by the City Clerk of Evans, Colorado, this _____ day of _____, A.D. _____.

City Clerk

E. Certificate of Approval by the Department of Public Works:

This plat is hereby approved by the Department of Public Works this _____ day of _____, A.D. _____.

Director

(Ord. 277-04)